| 151.0 | 0004 | 0010.0 | 1 of 1 | Residential | | Total Card / Total Parcel |
|---|---|---|---|---|---|---|
| Map | Block | Lot | CARD | ARLINGTON | APPRAISED: | 756,300 / 756,300 |
| | | | | | USE VALUE: | 756,300 / 756,300 |
| | | | | | ASSESSED: | 756,300 / 756,300 |

## PROPERTY LOCATION

| No | Alt No | Direction/Street/City |
|---|---|---|
| 346 | | GRAY ST, ARLINGTON |

## OWNERSHIP

Unit #:

| | |
|---|---|
| Owner 1: | ROSENTHAL PAMELA G |
| Owner 2: | |
| Owner 3: | |
| Street 1: | 346 GRAY ST |
| Street 2: | |
| Twn/City: | ARLINGTON |
| St/Prov: | MA Cntry: Own Occ: Y |
| Postal: | 02476 Type: |

## PREVIOUS OWNER

| | |
|---|---|
| Owner 1: | RILEY JEFFREY C - |
| Owner 2: | RILEY SHIREEN B - |
| Street 1: | 10 EMERSON PLACE APT 12C |
| Twn/City: | BOSTON |
| St/Prov: | MA Cntry: |
| Postal: | 02114 |

## NARRATIVE DESCRIPTION

This parcel contains 4,540 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 1923, having primarily Wood Shingle Exterior and 1409 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 8 Rooms, and 3 Bdrms.

## OTHER ASSESSMENTS

| Code | Descrip/No | Amount | Com. Int |
|---|---|---|---|
| | | | |

## PROPERTY FACTORS

| Item | Code | Description | % | Item | Code | Description |
|---|---|---|---|---|---|---|
| Z | R1 | SINGLE FA | 100 | water | | |
| o | | | | Sewer | | |
| n | | | | Electri | | |
| Census: | | | | Exmpt | | |
| Flood Haz: | | | | | | |
| D | | | | Topo | 2 | Above Stree |
| s | | | | Street | | |
| t | | | | Gas: | | |

## IN PROCESS APPRAISAL SUMMARY

| Use Code | Land Size | Building Value | Yard Items | Land Value | Total Value |
|---|---|---|---|---|---|
| 101 | 4540.000 | 311,300 | | 445,000 | 756,300 |
| Total Card | 0.104 | 311,300 | | 445,000 | 756,300 |
| Total Parcel | 0.104 | 311,300 | | 445,000 | 756,300 |

Source: Market Adj Cost | Total Value per SQ unit /Card: 536.67 | /Parcel: 536.6

## Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct: 100438
GIS Ref:
GIS Ref:
Insp Date: 11/22/08

!11882!

## PREVIOUS ASSESSMENT

Parcel ID: 151.0-0004-0010.0

| Tax Yr | Use | Cat | Bldg Value | Yrd Items | Land Size | Land Value | Total Value | Asses'd Value | Notes | Date |
|---|---|---|---|---|---|---|---|---|---|---|
| 2020 | 101 | FV | 311,300 | 0 | 4,540. | 445,000 | 756,300 | 756,300 | Year End Roll | 12/18/2019 |
| 2019 | 101 | FV | 243,200 | 0 | 4,540. | 417,100 | 660,300 | 660,300 | Year End Roll | 1/3/2019 |
| 2018 | 101 | FV | 243,200 | 0 | 4,540. | 344,800 | 588,000 | 588,000 | Year End Roll | 12/20/2017 |
| 2017 | 101 | FV | 243,200 | 0 | 4,540. | 317,000 | 560,200 | 560,200 | Year End Roll | 1/3/2017 |
| 2016 | 101 | FV | 243,200 | 0 | 4,540. | 289,200 | 532,400 | 532,400 | Year End | 1/4/2016 |
| 2015 | 101 | FV | 230,000 | 0 | 4,540. | 283,700 | 513,700 | 513,700 | Year End Roll | 12/11/2014 |
| 2014 | 101 | FV | 230,000 | 0 | 4,540. | 263,600 | 493,600 | 493,600 | Year End Roll | 12/16/2013 |
| 2013 | 101 | FV | 230,000 | 4000 | 4,540. | 250,800 | 484,800 | 484,800 | | 12/13/2012 |

## PRINT

| Date | Time |
|---|---|
| 12/11/20 | 02:00:48 |

## LAST REV

| Date | Time |
|---|---|
| 01/25/18 | 18:38:08 |
| apro | |
| 11882 | |

## SALES INFORMATION

TAX DISTRICT:
PAT ACCT.:

| Grantor | Legal Ref | Type | Date | Sale Code | Sale Price | V | Tst | Verif | Notes |
|---|---|---|---|---|---|---|---|---|---|
| RILEY JEFFREY C | 62321-455 | | 7/26/2013 | | 550,000 | No | No | | |
| BRUCE JOHN D | 45075-391 | | 4/28/2005 | | 510,000 | No | No | | |
| KONING ALBERT | 37786-530 | | 1/21/2003 | | 425,000 | No | No | | |
| KONIG ROSEMARY | 18053-30 | | 4/1/1987 | Family | | No | No | | |

## BUILDING PERMITS

| Date | Number | Descrip | Amount | C/O | Last Visit | Fed Code | F. Descrip | Comment |
|---|---|---|---|---|---|---|---|---|
| 3/13/2015 | 236 | Insulate | 4,083 | | | | | Air sealing and in |
| 8/27/2013 | 1299 | Re-Roof | 6,850 | C | | | | |
| 6/26/2013 | 963 | Manual | 3,000 | | | | | |

## ACTIVITY INFORMATION

| Date | Result | By | Name |
|---|---|---|---|
| 5/1/2014 | External Ins | PC | PHIL C |
| 2/12/2014 | Info Fm Prmt | EMK | Ellen K |
| 7/10/2013 | Info Fm Prmt | EMK | Ellen K |
| 11/22/2008 | Meas/Inspect | 189 | PATRIOT |
| 6/25/2005 | MLS | HC | Helen Chinal |
| 5/8/2000 | Inspected | 276 | PATRIOT |
| 5/4/2000 | Missed Appt. | 276 | PATRIOT |
| 11/30/1999 | Mailer Sent | | |
| 11/23/1999 | Measured | 263 | PATRIOT |

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

## USER DEFINED

| | |
|---|---|
| Prior Id # 1: | 100438 |
| Prior Id # 2: | |
| Prior Id # 3: | |
| Prior Id # 1: | |
| Prior Id # 2: | |
| Prior Id # 3: | |
| Prior Id # 1: | |
| Prior Id # 2: | |
| Prior Id # 3: | |
| ASR Map: | |
| Fact Dist: | |
| Reval Dist: | |
| Year: | |
| LandReason: | |
| BldReason: | |
| CivilDistrict: | |
| Ratio: | |

## LAND SECTION (First 7 lines only)

| Use Code | Description | LUC Fact | No of Units | Depth / PriceUnits | Unit Type | Land Type | LT Factor | Base Value | Unit Price | Adj | Neigh | Neigh Influ | Neigh Mod | Infl 1 | % | Infl 2 | % | Infl 3 | % | Appraised Value | Alt Class | % | Spec Land | J Code | Fact | Use Value | Notes |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 101 | One Family | | 4540 | | Sq. Ft. | Site | | 0 | 80. | 1.23 | 9 | | | | | | | | | 444,960 | | | | | | 445,000 | |

Total AC/HA: 0.10422 | Total SF/SM: 4540 | Parcel LUC: 101 | One Family | Prime NB Desc: Brackett | Total: 444,960 | Spl Credit | Total: 445,000

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

## EXTERIOR INFORMATION

| | | | |
|---|---|---|---|
| Type: | 15 - Old Style | | |
| Sty Ht: | 1T - 1 & 3/4 Sty | | |
| (Liv) Units: | 1 | Total: | 1 |
| Foundation: | 3 - BrickorStone | | |
| Frame: | 1 - Wood | | |
| Prime Wall: | 1 - Wood Shingle | | |
| Sec Wall: | | | % |
| Roof Struct: | 1 - Gable | | |
| Roof Cover: | 1 - Asphalt Shgl | | |
| Color: | GREEN | | |
| View / Desir: | | | |

## GENERAL INFORMATION

| | | | |
|---|---|---|---|
| Grade: | C - Average | | |
| Year Blt: | 1923 | Eff Yr Blt: | |
| Alt LUC: | | Alt %: | |
| Jurisdict: | G14 | Fact: | . |
| Const Mod: | | | |
| Lump Sum Adj: | | | |

## INTERIOR INFORMATION

| | | | |
|---|---|---|---|
| Avg Ht/FL: | STD | | |
| Prim Int Wall | 2 - Plaster | | |
| Sec Int Wall: | | | % |
| Partition: | T - Typical | | |
| Prim Floors: | 3 - Hardwood | | |
| Sec Floors: | 4 - Carpet | 10 | % |
| Bsmnt Flr: | 12 - Concrete | | |
| Subfloor: | | | |
| Bsmnt Gar: | | | |
| Electric: | 3 - Typical | | |
| Insulation: | 2 - Typical | | |
| Int vs Ext: | S | | |
| Heat Fuel: | 2 - Gas | | |
| Heat Type: | 5 - Steam | | |
| # Heat Sys: | 1 | | |
| % Heated: | 100 | % AC: | |
| Solar HW: | NO | Central Vac: | NO |
| % Com Wall | | % Sprinkled: | |

## BATH FEATURES

| | | | |
|---|---|---|---|
| Full Bath | 1 | Rating: | Good |
| A Bath: | | Rating: | |
| 3/4 Bath: | | Rating: | |
| A 3QBth | | Rating: | |
| 1/2 Bath: | 1 | Rating: | Good |
| A HBth: | | Rating: | |
| OthrFix: | | Rating: | |

## OTHER FEATURES

| | | | |
|---|---|---|---|
| Kits: | 1 | Rating: | Very Good |
| A Kits: | | Rating: | |
| Frpl: | 1 | Rating: | Good |
| WSFlue: | | Rating: | |

## CONDO INFORMATION

| | |
|---|---|
| Location: | |
| Total Units: | |
| Floor: | |
| % Own: | |
| Name: | |

## DEPRECIATION

| | | | |
|---|---|---|---|
| Phys Cond: | GD - Good | 18. | % |
| Functional: | | | % |
| Economic: | | | % |
| Special: | | | % |
| Override: | | | % |
| | Total: | 18.6 | % |

## CALC SUMMARY

| | |
|---|---|
| Basic $ / SQ: | 130.00 |
| Size Adj.: | 1.35000002 |
| Const Adj.: | 0.98892087 |
| Adj $ / SQ: | 173.556 |
| Other Features: | 87250 |
| Grade Factor: | 1.00 |
| NBHD Inf: | 1.00000000 |
| NBHD Mod: | |
| LUC Factor: | 1.00 |
| Adj Total: | 382427 |
| Depreciation: | 71131 |
| Depreciated Total: | 311295 |

## COMMENTS

WALK-UP UAT.

## RESIDENTIAL GRID

| | | | | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 1st Res Grid | Desc: | Line 1 | | | | | | | | # Units: | 1 | |
| Level | FY | LR | DR | D | K | FR | RR | BR | FB | HB | L | O |
| Other | | | | | | | | | | | | |
| Upper | | | | | | | | | | | | |
| Lvl 2 | | | | | | | | | | | | |
| Lvl 1 | | | | | | | | | | | | |
| Lower | | | | | | | | | | | | |
| Totals | RMs: | 8 | BRs: | 3 | Baths: | 1 | HB | 1 | | | | |

## REMODELING

| | |
|---|---|
| Exterior: | |
| Interior: | |
| Additions: | |
| Kitchen: | |
| Baths: | |
| Plumbing: | |
| Electric: | |
| Heating: | |
| General: | |

## RES BREAKDOWN

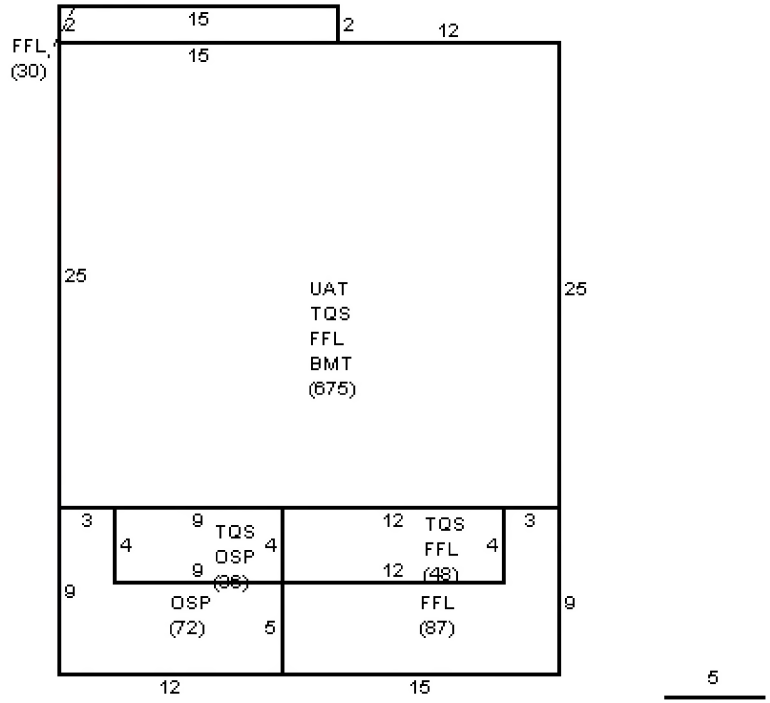
| No Unit | RMS | BRS | FL |
|---|---|---|---|
| 1 | 8 | 3 | |
| Totals | | | |
| 1 | 8 | 3 | |

## COMPARABLE SALES

| Rate | Parcel ID | Typ | Date | Sale Price |
|---|---|---|---|---|
| | | | | |

| | | | |
|---|---|---|---|
| WtAv$/SQ: | | AvRate: | Ind.Val |
| Juris. Factor: | 1.00 | Before Depr: | 173.56 |
| Special Features: | 0 | Val/Su Net: | 131.85 |
| Final Total: | 311300 | Val/Su SzAd | 220.90 |

## SKETCH




## SUB AREA

| Code | Description | Area - SQ | Rate - AV | Undepr Value |
|---|---|---|---|---|
| FFL | First Floor | 840 | 173.560 | 145,787 |
| BMT | Basement | 675 | 52.070 | 35,145 |
| TQS | 3/4 Story | 569 | 173.560 | 98,797 |
| UAT | Upper Attic | 169 | 69.420 | 11,715 |
| OSP | Screen Porch | 108 | 34.570 | 3,733 |
| | Net Sketched Area: | 2,361 | Total: | 295,177 |
| Size Ad | 1409.25 | Gross Are | 3057 | FinArea 1409 |

## SUB AREA DETAIL

| Sub Area | % Usbl | Descrip | % Type | Qu | # Ten |
|---|---|---|---|---|---|
| | | | | | |

## MOBILE HOME

| Make: | | Model: | | Serial #: | | Year: | | Color: | |
|---|---|---|---|---|---|---|---|---|---|

## SPEC FEATURES/YARD ITEMS

## PARCEL ID

151.0-0004-0010.0

| Code | Description | A | Y/S | Qty | Size/Dim | Qual | Con | Year | Unit Price | D/S | Dep | LUC | Fact | NB Fa | Appr Value | JCod | JFact | Juris. Value |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 2 | Frame Shed | A | Y | 1 | 5X12 | A | AV | 1923 | 0.00 | T | 40 | 101 | | | | | | |

| More: | N | Total Yard Items: | | Total Special Featues: | | Total: | |
|---|---|---|---|---|---|---|---|

## IMAGE

AssessPro Patriot Properties, Inc